



PERFORMANCE PROJECTION

FINANCIAL INDICATORS

Property Address	1603 Southeast 62nd	
Square Feet	800	
Initial Market Value	\$85,000.00	
Purchase Price	\$85,000.00	
Price Per Square Foot	\$106.25	
Initial Equity	0.0%	
Return on Investment	CASH	FINANCED
Cash-On-Cash	7.3%	6.2%
Capitalization Rate	7.4%	7.4%
Rent-to-Value	1.0%	1.0%

ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH	FINANCED
Down Payment Amount	\$85,000.00	\$17,000.00
Mortgage Interest Rate	N/A	6.00%
Loan Term (YR)	N/A	30
Down Payment (20% SFR, 25% Multifamily)	100.0%	20.0%
Loan Amount	\$0.00	\$68,000.00
Loan-To-Value Ratio	0.0%	80.0%
Monthly Principle and Interest	\$0.00	\$407.69
Lending Fees	\$0.00	\$1,765.00
Origination Fees (commercial loan = .005%)	\$0.00	\$1,600.00
Survey	\$0.00	\$165.00
Escrows	\$0.00	\$1,581.40
Insurance (quote on file)	\$0.00	\$731.40
Flood Insurance	\$0.00	\$0.00
Taxes (estimated cost, 12 months)	\$0.00	\$850.00
Title Costs and State Fees	\$993.00	\$1,449.00
Closing Protection Letter (CPL)	\$25.00	\$25.00
E-Recording Fee	\$10.00	\$10.00
Final Title Report	\$120.00	\$120.00
Lender's Title Insurance	\$0.00	\$53.00
Owner's Title Insurance	\$375.00	\$375.00
Closing Fee	\$150.00	\$150.00
Title Examination	\$200.00	\$200.00
Settlement Service Fee	\$100.00	\$100.00
Deed Filing Fee	\$13.00	\$13.00
Mortgage Filing Fee	\$0.00	\$13.00
Mortgage Cert. Fee	\$0.00	\$5.00
Mortgage Tax	\$0.00	\$60.00
Mobile Notary	\$0.00	\$325.00
Appraisal (\$400-\$600)	\$0.00	\$475.00
Inspections	\$799.00	\$799.00
Home Inspection	\$350.00	\$350.00
Termite Inspection	\$99.00	\$99.00
Sewer Inspection	\$250.00	\$250.00
Contractor Bid to Repair	\$100.00	\$100.00
Other Inspection	\$0.00	\$0.00
Leasing Fees (only applicable on vacant properties)	\$0.00	\$0.00
Total Cash Investment	\$86,792.00	\$23,069.40

INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI) (900+500+600)	\$845.00	\$10,140.00	\$845.00	\$10,140.00
Rent Income	\$795.00	\$9,540.00	\$795.00	\$9,540.00
Pet Fee Income	\$50.00	\$600.00	\$50.00	\$600.00
Less Vacancy Losses (5% of GSI)	\$42.25	\$507.00	\$42.25	\$507.00
Gross Operating Income (GOI)	\$802.75	\$9,633.00	\$802.75	\$9,633.00

EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$275.43	\$3,305.20	\$275.43	\$3,305.20
Less Insurance Premium	\$60.95	\$731.40	\$60.95	\$731.40
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$70.83	\$850.00	\$70.83	\$850.00
Less Property Management (10% of GSI)	\$84.50	\$1,014.00	\$84.50	\$1,014.00
Less Repairs and Maintenance (7% of GSI)	\$59.15	\$709.80	\$59.15	\$709.80
Less Utilities	\$0.00	\$0.00	\$0.00	\$0.00
Less Landscaping	\$0.00	\$0.00	\$0.00	\$0.00
Less Annual HOA	\$0.00	\$0.00	\$0.00	\$0.00
Net Operating Income	\$527.32	\$6,327.80	\$527.32	\$6,327.80
Less Mortgage Principle and Interest	\$0.00	\$0.00	\$407.69	\$4,892.33
Before-Tax-Cash Flow (BTCF)	\$527.32	\$6,327.80	\$119.62	\$1,435.47